

TENTATIVE PARCEL MAP RPL-2

COUNTY OF SAN DIEGO LAND DIVISION STATEMENT

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DISCUSSION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 1ST DAY OF MARCH, 2011, AT LA MESA, CALIFORNIA.

B&B PROPERTIES 2000, LP
WILLIAM K. HOWLAND
9307 CARLTON HILLS BLVD., SUITE D
SANTEE, CA 92071
(619) 562-1100

William K. Howland
WILLIAM K. HOWLAND

ASSESSOR'S PARCEL NUMBER: 385-092-18

TAX RATE AREA: 82218

LEGAL DESCRIPTION: A PORTION OF LOTS 9 AND 10 IN BLOCK J OF WINTER GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1927, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

REGIONAL PLAN DESIGNATION: CUD

COMMUNITY PLAN AREA: LAKESIDE

GENERAL PLAN DESIGNATION: NO. 5 - RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: LAKESIDE WATER DISTRICT

SEWER: SEPTIC

FIRE DISTRICT: LAKESIDE FIRE DEPARTMENT

SCHOOL DISTRICT: LAKESIDE UNION ELEMENTARY & GROSSMONT UNION HIGH SCHOOL

ACCESS: BOTH PARCELS 1 & 2 WILL TAKE ACCESS FROM GOLDEN RIDGE ROAD (40' PUBLIC ROAD).

SITE ADDRESS: 8697 GOLDEN RIDGE ROAD
LAKESIDE, CA 92040

ASSOCIATED PERMITS: NONE

TOPOGRAPHY: TAKEN FROM COUNTY OF SAN DIEGO GIS AERIAL TOPO
DATED NOVEMBER 2006

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

APPLICANT: SAME AS OWNER
B&B PROPERTIES 2000, LP
WILLIAM HOWLAND
9307 CARLTON HILLS BLVD., SUITE D
SANTEE, CA 92071
(619) 562-1100

EXISTING AND PROPOSED ZONING

USE REGULATIONS	RS4
NEIGHBORHOOD REGS.	Q
DENSITY	4.35
LOT SIZE	10,000 SF
BUILDING TYPE	C
MAX. FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SET BACK	H
OPEN SPACE	--
SPECIAL AREA REGS.	--

HEALTH DEPARTMENT CERTIFICATION

DATA AND RECOMMENDATION IN THE NAME OF *B&B Properties*

BY: *C. W. La Mesa, RCE*

PARCEL LEACH LINE TRENCH DEPTH ROCK UNDER PIPE
NUMBER FOOTAGE FOOTAGE FOOTAGE

1 567 ft 3 ft 1 ft Existing 567 SFD
2 376 ft 3 ft 1 ft EER

All parcels have 100% Easement

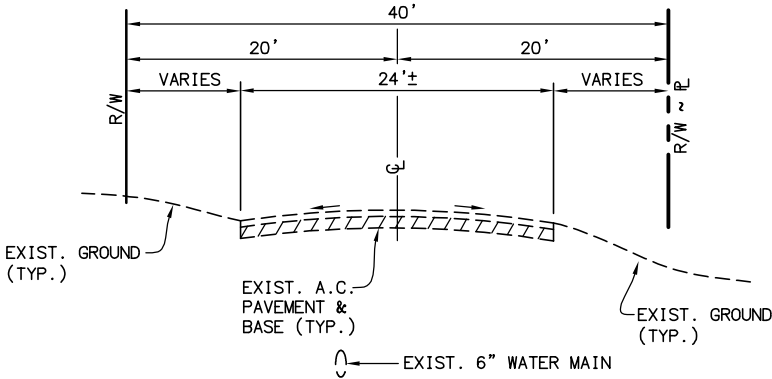
Lakeside MWD to provide water for both parcels

GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH

BY: *Lance DeLue, REHS* DATE 10-4-07

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

This certification does not imply all conditions pursuant to the Resource Protection Ordinance and the Groundwater Ordinance have been met. The Department of Planning and Land Use should be consulted regarding the application of these ordinances relative to this project. Any resultant changes to the septic system design(s) must be re-evaluated by the Department of Environmental Health.



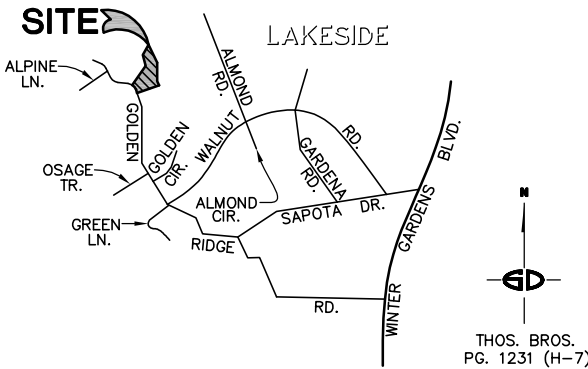
TYPICAL SECTION - GOLDEN RIDGE ROAD

NO SCALE

SLOPE ANALYSIS

GRADE	%	AREA (ACRES)	DENSITY FORMULA
0% - 15%	57.0%	0.65	0.65 / 4.35 = 2.83
15% - 25%	40.0%	0.60	0.60 / 4.35 = 2.61
25% - 50%	16.0%	0.24	0.24 / 4.35 = 1.04
50% - >	1.0%	0.01	0.01 / 4.35 = 0.04
TOTAL = 1.50 ACRES		TOTAL LOTS = 6.52	

NO RPO/STEEP SLOPE LANDS



VICINITY MAP

NO SCALE

EASEMENTS:

- EXIST. INGRESS & EGRESSES ESMT. PER DOC. REC. 3/1/2007, DOC. NO. 2007-0141752, O.R.
- EXIST. SDG&E EASEMENT PER DOC. REC. 5/9/1933 IN BOOK 210, PAGE 292, O.R.

SNIPES-DYE ASSOCIATES

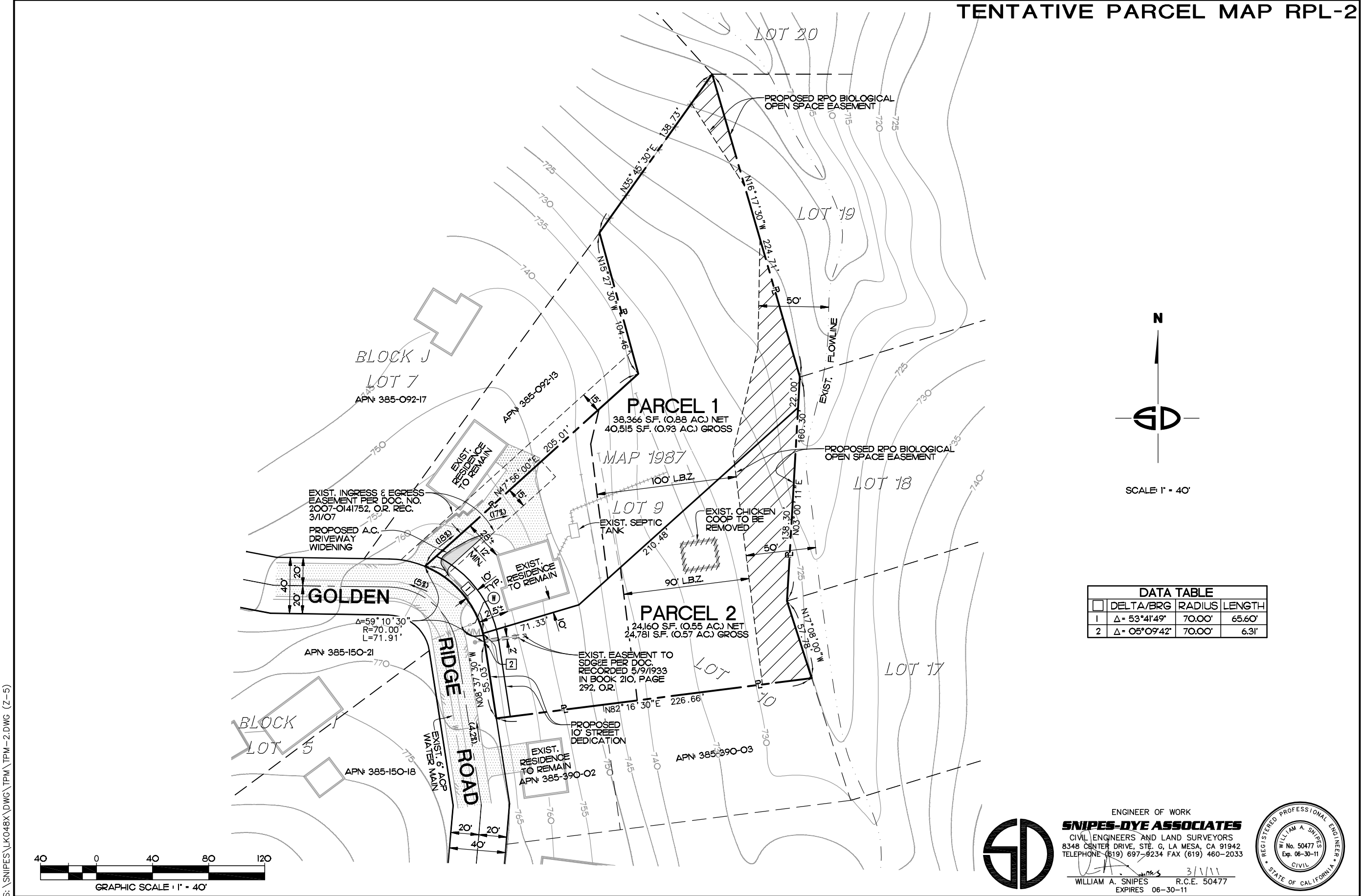
CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE., STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 JOB NO. LK0481



ENGINEER OF WORK
SNIPES-DYE ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
William A. Snipes 3/1/11
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11



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S:\SNIPES\LK048X\DWG\TPM-2.DWG (2-5)